

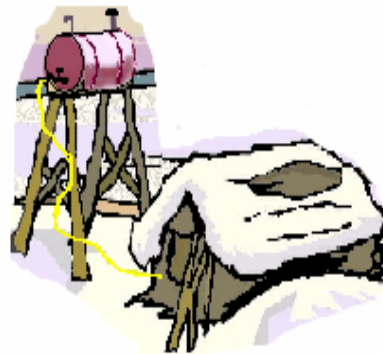
Concerns for buyers and sellers of new and existing homes.



Home Heating Oil. No matter how big or small, or whether an historic old house or a brand new energy efficient home, many of us use oil heat. However, while oil heating is a clean, efficient and cost affective way to heat our homes, especially with the new high efficiency oil burners, oil does pose some risks to the environment. Heating oil from a poorly maintained heating system can contaminate a house or crawl space, a neighbor's property or water well, and local shorelines and streams. The cost to clean up even relatively small oil spills can be a significant burden to a homeowner. And should an oil spill be discovered sometime in the future, you may still be liable for cleanup costs even if you sold the property many years before the spill was discovered.

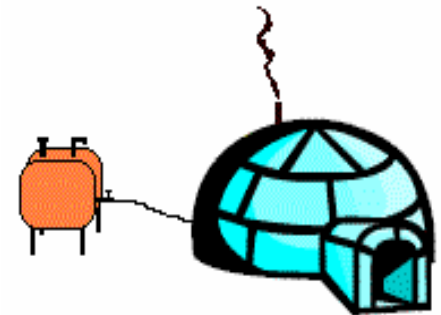
For sellers we have some tips to ensure their heating system is ready for any inspection the buyers might conduct.

For buyers we offer some suggestions to avoid buying



SELLERS

- ◆ Remove or close out old or abandoned fuel oil tanks.
- ◆ Do you use an underground oil tank? Have it tested and provide results to the buyer.
- ◆ Have the heating system tested regularly and maintain the records for prospective buyers.
- ◆ Provide fuel usage records to the buyer.
- ◆ If your fuel tank is several years old and showing its age consider replacing it. A nice shiny tank could help sell your house.



BUYERS

- ◆ Request fuel consumption and servicing inspection records.
- ◆ Hire a heating contractor to inspect the complete heating system, including the fuel oil tank and piping.
- ◆ Contact ADEC to check if there has been an oil spill at the residence.
- ◆ Hire an environmental consultant to determine if there are any underground storage tanks on the property. Tanks may not be visible and there may be more than one tank, especially in older neighborhoods.
- ◆ Examine the property for possible signs of an oil spill. Signs can include withered vegetation, stains on the ground around the fuel tank, diesel smell in the crawl space and nearby streams with an oil

INFORMATION RESOURCES

INTERNET

Heating Oil Tank Information:

<http://www.state.ak.us/dec/dspar/stp/heating.htm>

Spill Notification Requirements and Reporting Procedures:

<http://www.state.ak.us/dec/dspar/perp/repnew.htm>

List of Licensed UST Workers for Install, Closure:

<http://www.state.ak.us/dec/dspar/stp/certifie.htm>

List of Environmental Sampling Companies:

[http://www.state.ak.us/dec/dspar/st/\[qpcomp.htm](http://www.state.ak.us/dec/dspar/st/[qpcomp.htm)

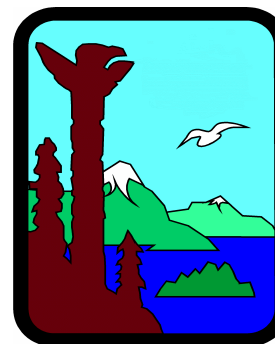
State Fire Marshall Fuel Tank Plan Review Process:

<http://www.dps.state.ak.us/fire/htm/plan.htm>

AGENCIES

Storage Tank Program (Statewide)
Alaska Department of Environmental
Conservation: (907) 465-5200

State Fire Marshall:
Anchorage - (907) 269-5604
Fairbanks - (907) 451-5200
Juneau - (907) 465-4331



Alaska
Department of
Environmental
Conservation

